

# MONUMENT RIDGE EAST

## Natural Features Report

Site Address: El Paso County  
Unincorporated El Paso County, Colorado.

Tax ID No. 71022-00-006, 71022-00-008, 71022-00-010, 71022-00-013,  
71022-01-001, 71022-01-014

Development Type: Multi Family Townhomes & Single family residential

Land Vegetation: Forested with Ponderosa Pine trees, stands of Gambel Oak  
and open grass areas.

### PROPOSED DEVELOPMENT:

Monument Ridge East is a proposed residential development on 63.3 acres consisting of 37 single family detached and 305 single family attached (townhome) units. The site lies in Section 2 of Township 11 South, Range 67 West. The proposed Preliminary Plan is south of County Line Road and east of Interstate 25 in northern El Paso County.

### NATURAL FEATURES:

Natural Features are considered to include “unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features.”

The property contained in this preliminary plan does contain two mapped jurisdictional wetland areas. The property does not contain any of the other unique or distinctive features as set forth above. The property’s features are consistent with the surrounding area in terms of vegetation, drainage, and wildlife habitat.

### WETLANDS:

The site contains two small Jurisdictional wetlands. These wetland areas will be preserved and protected. The Letter of determination and a map of the wetland areas are attached to this report for reference.



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT  
400 ROOD AVENUE, ROOM 224  
GRAND JUNCTION, COLORADO 81501-2520

March 22, 2022

Regulatory Division

SUBJECT: Jurisdictional Determination – Action No. SPA-2005-00679

Monument Ridge East, LLC  
Attn: Don Cannella  
5505 List Drive  
Colorado Springs, CO 80919  
[donald.cannella@gmail.com](mailto:donald.cannella@gmail.com)

Dear Mr. Cannella:

This letter responds to your request for a jurisdictional determination (JD) for the property located on wetlands immediately southeast of the intersection of Interstate 25 and Palmer Divide Road, in the unincorporated community of Woodmoor, at latitude 39.1272, longitude -104.8606, in El Paso County, Colorado. We have assigned Action No. SPA-2005-00679 to your request. Please reference this number in all future correspondence concerning the site.

Based on the information provided, we have determined that the site contains waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. The attached JD form contains a list of aquatic resources that are waters of the United States located within the subject property. If you intend to conduct work that could result in a discharge of dredged or fill material into waters of the United States, please contact this office for a determination of Department of the Army permit requirements and refer to Action No. SPA-2005-00679.

The basis for this approved JD (attached) is that the project site contains wetlands with a clear flow path into Relatively Permanent Waters (RPW), Carpenter, East Plum, and Plum Creek, which then flows into Chatfield Reservoir, a Traditional Navigable Water (TNW). A copy of this JD is also available at <http://www.spa.usace.army.mil/reg/JD>. This approved JD is valid for 5 years unless new information warrants revision of the determination before the expiration date.

You may accept or appeal this approved JD or provide new information in accordance with the attached Notification of Administration Appeal Options and Process and Request for Appeal (NAAOP-RFA). If you elect to appeal this approved JD, you must complete Section II of the form and return it to the Army Engineer Division, South Pacific, CESPDPDS-O, Attn: Tom Cavanaugh, Administrative Appeal Review Officer, P.O. Box 36023, 450 Golden Gate Avenue, San Francisco, CA 94102 within 60 days of the date of this notice. Failure to notify the Corps within 60 days of the date of this

notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

If you have any questions, please contact me at (970) 243-1199 X 1013 or by email at [Tyler.R.Adams@usace.army.mil](mailto:Tyler.R.Adams@usace.army.mil). At your convenience, please complete a Customer Service Survey online at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,

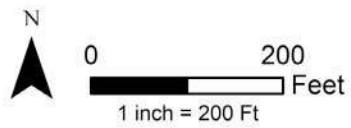
Tyler R. Adams  
Project Manager NW  
Colorado Branch

Enclosures



### Figure 6 - Wetland Boundary

Monument Ridge Development  
Woodmoor, Colorado





February 13, 2024

Norbie Larsen  
Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO 80919

**Riparian Analysis**  
**Monument Ridge Development**  
**El Paso County, Colorado**

Mr. Larsen:

Bristlecone Ecology, LLC (B.E) has prepared the following technical memorandum for the Monument Ridge housing development (“Project”) on behalf of Monument Ridge East, LLC (“Proponent”). B.E. performed a riparian analysis of the Project in accordance with El Paso County (EPC) land development code (LDC) standards for subdivision design; specifically, the riparian analysis was performed in accordance with LDC Section 8.4.1(G) planning considerations for the preservation of natural landscapes, including riparian and wetland areas. The Project is located at the intersection of Monument Hill Road and Palmer Divide Avenue in El Paso County, Colorado (**Attachment A: Site Location Map**). The Project will be constructed in EPC Parcel Nos. 7102200006, 7102200008, 7102200010, 7102200013, 7102201001, and 7102201014. This report summarizes the desktop and field surveys B.E. has completed documenting the natural landscapes present throughout the site.

**Purpose**

The purpose of this assessment was to document the presence of natural landscapes on the site and ensure that the proposed Project will be constructed in accordance with EPC’s LDC, Section 8.4.1(G), requiring subdivisions to consider the preservation of natural landscapes, particularly “unique or distinctive” features. The assessment documents the presence of unique and distinctive natural habitats to be preserved as much as practicable during the design and construction of the Project. Specific consideration was given to significant wildlife habitats, wetlands, riparian areas, and other unique or distinctive topographic features or vegetation.

**Methods**

The assessment was completed using both desktop and field survey techniques to determine the habitat types occurring within the Project Area and determine whether any were “unique or distinctive”. Prior to the on-site assessment, a preliminary desktop analysis was performed to evaluate the overall characteristics of the site and identify the locations of potential habitat types throughout the site. The desktop review was completed using recent aerial imagery of the Project Area from the U.S. Geological Survey’s (USGS) National Aerial Imagery Program (NAIP), the USGS’ National Hydrography Dataset (NHD), and U.S. Fish and Wildlife Service’s (USFWS) National Wetlands Inventory (NWI) database. A prior wetland



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study of the site by WSB was also referenced (WSB 2021). In August 2021, WSB performed a formal wetland delineation for the site and received jurisdictional determinations regarding the wetlands identified (WSB 2021). Using these resources, B.E. identified areas of interest to be investigated in detail during the field survey. Following the desktop review, B.E. completed a field survey of the Project Area on January 31<sup>st</sup>, 2024. B.E. surveyed the site mapping the extents of the habitats and vegetation that were present.

## Results

After reviewing the aerial imagery, NWI, NHD, and the previous wetland delineation by WSB, B.E. performed a habitat assessment to map any high-value natural habitats present within the Project Area. Based on the extent of wetlands and streams shown in the NWI and NHD data, and the wetland assessment by WSB, B.E. mapped wetlands in the northern half of the site extending south from Palmer Divide Avenue (see **Attachment B: Riparian Analysis – Habitat Cover**).

Because riparian corridors are often developed near streams and other water sources, B.E. identified the wetland areas in the desktop review as potential areas for riparian cover. B.E. surveyed around the wetlands identified in the NHD, NWI, and wetland report and mapped any riparian habitats associated with these aquatic features. The riparian cover on the site was limited to a small patch of bluestem willows (*Salix irrorata*) near Palmer Divide Avenue surrounding a cattail marsh (**Attachment B**).

The majority of the site (72.6%) was identified as foothills grasslands and was composed of typical vegetation for this habitat type, including smooth brome (*Bromus inermis*), yarrow (*Achillea millefolium*), curly dock (*Rumex crispus*), great mullein (*Verbascum Thapsus*), and yellow avens (*Geum aleppicum*). Pine woodlands were the second most common habitat type present (15.3%) and were dominated by ponderosa pine (*Pinus ponderosa*) and a variety of upland grasses. Wetlands comprised less than 2% of the site, and riparia areas covered approximately 0.3% of the site. No other unique or distinctive features were present on the site. See **Attachment B**.

Both the wetlands and riparian areas will be preserved in open space tracts and will not be affected by development (**Attachment C: Monument Ridge Parcel Layout Exhibit**).

## Conclusions

It is B.E.'s professional opinion that no high value habitat will be adversely impacted by the proposed development. There is little riparian habitat present within the Project Area, and all riparian habitat and wetlands will be preserved in an open space tract as part of the Project. Only common habitat types, such as foothills grasslands, pine woodlands, and introduced vegetation, will be affected by the Project.

Sincerely,

**Bristlecone Ecology, LLC**



February 13, 2024

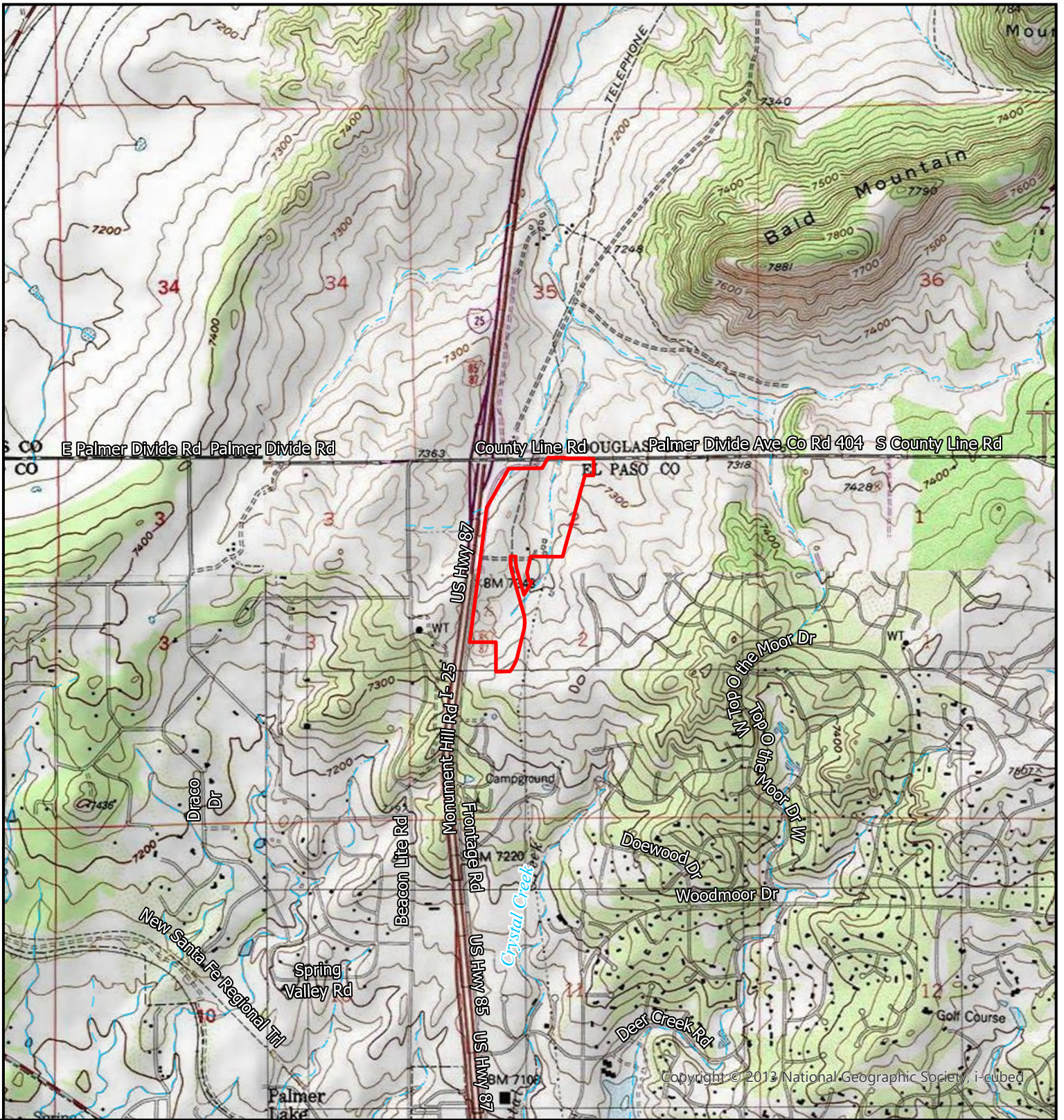
## References

- EPC (El Paso County). 2023. Land Development Code (LDC) Chapter 8 – Subdivision Design, Improvements, and Dedications. Section 8.4.1.(G): Preservation of Natural Landscapes. Accessed January 2024. Available at [https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code?nodeId=CH8SUDEIMDE\\_8.1GE](https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH8SUDEIMDE_8.1GE).
- USDA (U.S. Department of Agriculture). 2023. National Agriculture Imagery Program.
- USFWS. 2023. National Wetlands Inventory Online Wetlands Mapper. Accessed January 2024. <https://www.fws.gov/wetlands/data/mapper.html>
- USGS (U.S. Geological Survey). 2023. The National Map: National Hydrography Dataset. <https://viewer.nationalmap.gov/basic/?basemap=b1&category=nhd&title=NHD%20View>. Accessed January 2024.
- WSB. 2021. Level 2 Wetland Delineation Report. Monument Ridge Development.

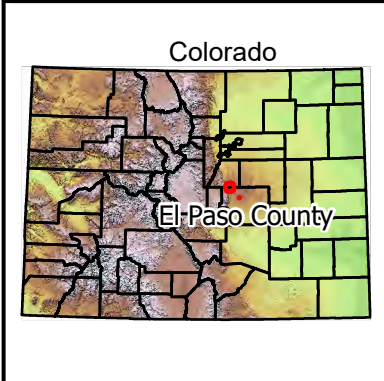


**ATTACHMENT A:**  
SITE LOCATION MAP





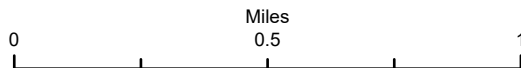
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Colorado

El Paso County

Project Area (66 acres)



1:24,000

### Monument Ridge Development

Site Location Map

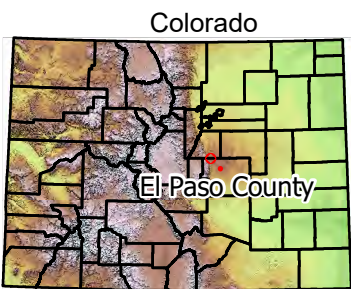
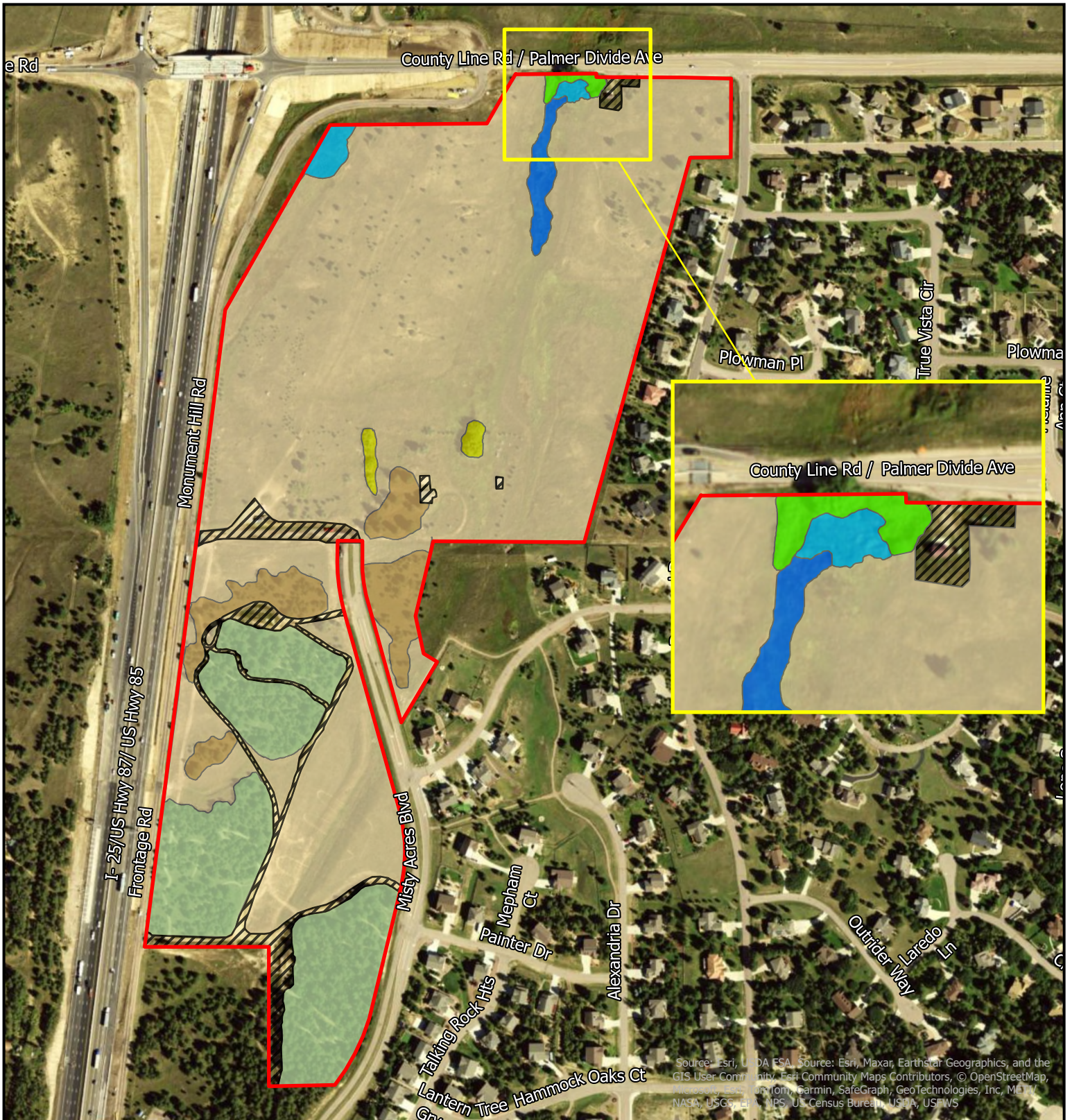




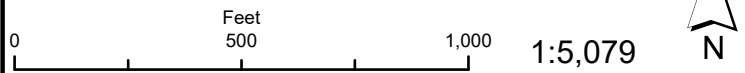
Riparian Analysis  
Monument Ridge Development  
El Paso County, Colorado

February 13, 2024

**ATTACHMENT B:**  
RIPARIAN ANALYSIS – HABITAT COVER



Project Area (66 acres)	Developed (3.14 acres; 4.7%)
Foothills Grasslands (45.83 acres; 72.6%)	Emergent Wetland (0.61 acres; 0.9%)
Pine Woodlands (10.11 acres; 15.3%)	Marsh (0.50 acres; 0.8%)
Scattered Pine Woodlands/ Foothills Grasslands (3.19 acres; 4.8%)	Introduced/Nonnative (0.33 acres; 0.5%)
	Riparian (0.21 acres; 0.3%)



**Monument Ridge Development**

Riparian Analysis-  
Habitat Cover





Riparian Analysis  
Monument Ridge Development  
El Paso County, Colorado

February 13, 2024

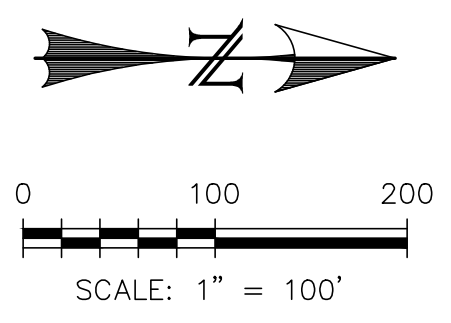
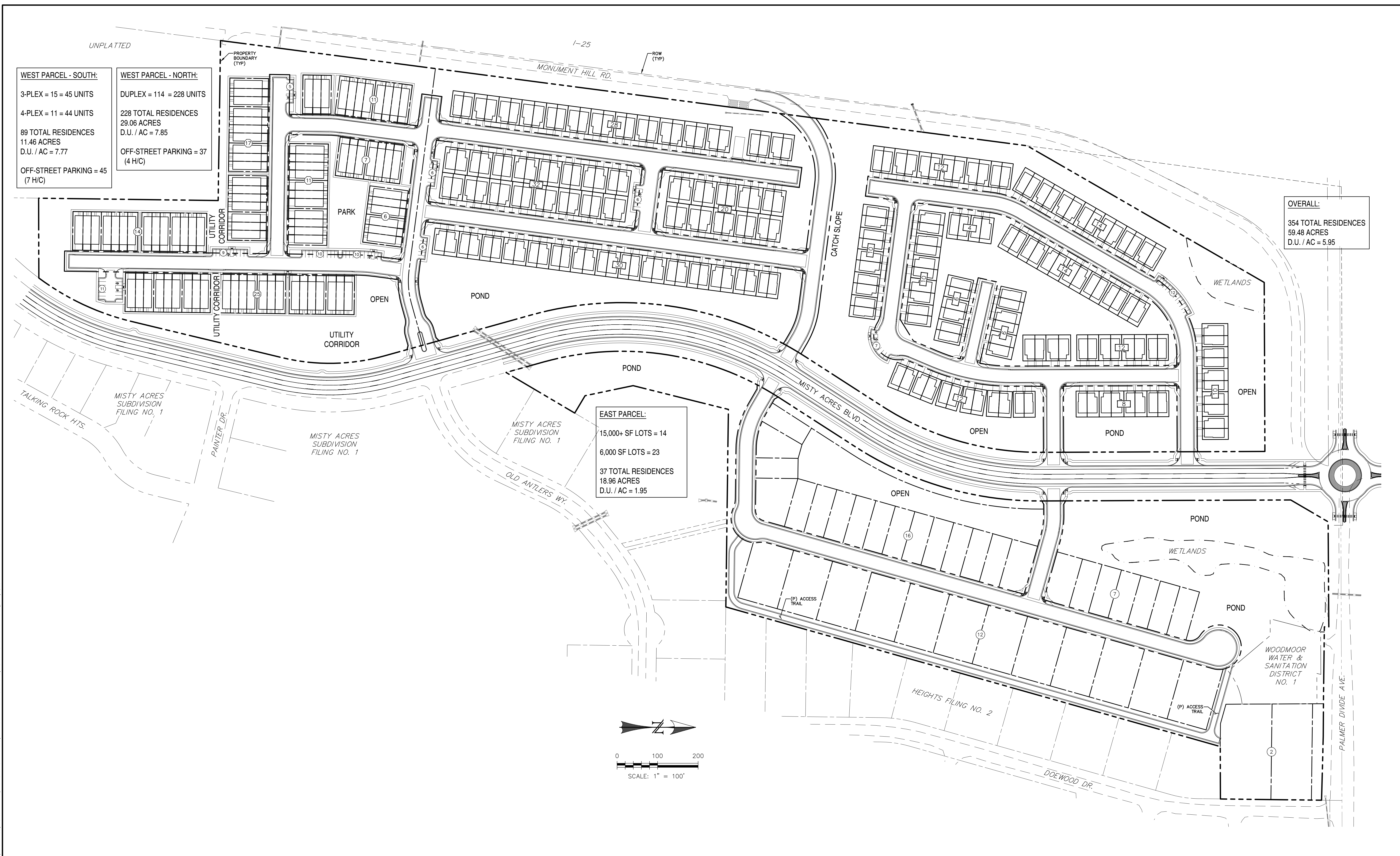
**ATTACHMENT C:**  
MONUMENT RIDGE PARCEL LAYOUT EXHIBIT

**WEST PARCEL - SOUTH:**  
 3-PLEX = 15 = 45 UNITS  
 4-PLEX = 11 = 44 UNITS  
 89 TOTAL RESIDENCES  
 11.46 ACRES  
 D.U. / AC = 7.77  
 OFF-STREET PARKING = 45  
 (7 H/C)

**WEST PARCEL - NORTH:**  
 DUPLEX = 114 = 228 UNITS  
 228 TOTAL RESIDENCES  
 29.06 ACRES  
 D.U. / AC = 7.85  
 OFF-STREET PARKING = 37  
 (4 H/C)

**OVERALL:**  
 354 TOTAL RESIDENCES  
 59.48 ACRES  
 D.U. / AC = 5.95

**EAST PARCEL:**  
 15,000+ SF LOTS = 14  
 6,000 SF LOTS = 23  
 37 TOTAL RESIDENCES  
 18.96 ACRES  
 D.U. / AC = 1.95



REV.	DESCRIPTION	DATE

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PREPARED FOR:  
 MONUMENT RIDGE EAST, LLC  
 5055 LIST DRIVE  
 COLORADO SPRINGS, CO 80919

**NOT FOR CONSTRUCTION**

**PRC**  
 ENGINEERING  
 4465 NORTHPARK DRIVE, SUITE 400A  
 COLORADO SPRINGS, CO 80907  
 (719) 291-2744

DESIGNED BY: MGP  
 DRAWN BY: MGP  
 SCALE: 1" = 100'  
 DATE: 01/10/24  
 JOB NUMBER: 21-003  
 SHEET: 1 OF 1

MONUMENT RIDGE EAST  
 EAST & WEST PARCEL  
 LAYOUT EXHIBIT